Shaping Our Future

GROWTH ALTERNATIVES ANALYSIS
Rate of Population Growth

10 Counties

1.4 million+....and growing

320,000+ residents by 2040
Rate of Land Development

Developed Land in 2015

Developed Land in 2040
How can we shape future growth instead of allowing growth to shape the future of our region?
Upstate Growth Alternatives Analysis

Shaping Our Future Consortium:

Other Funding Partners & Sponsors:
Upstate Growth Alternatives Analysis

- Compact Centers
- Major Corridors
- Trend
- Rural Villages
How are the Scenarios Different?

Home Choices

Nearly 68% of homes in the Upstate are SF-detached. 15% are mobile homes. 18% are MF, less than 3% of which are SF-attached (2011-15 ACS).
The Impacts: Land Consumption

Total Land Area Developed in the Upstate by Modeled Land Use Category
(Statistics Reported in Square Miles)

- **Total 1,644.5**
- **Total 814.1**
- **Total 860.4**
- **Total 747.4**
- **Total 724.7**

- Rural Living
- Suburban Neighborhood Detached
- Suburban Commercial
- Industrial
- Suburban Neighborhood Attached
- Suburban Mixed Use
- Suburban Office
- Urban Center
- Urban Residential

Existing, Trend Scenario, Compact Growth Scenario, Rural Villages Scenario, Corridors Scenario.
In 2015, approximately 725 square miles of land was developed in the Upstate. If we continue on our trend development trajectory, the Upstate’s development footprint will **more than double** by 2040. That means an area larger than Spartanburg County will be converted from farms and open space to strip malls, parking lots and low-density subdivisions.
The Impacts: Return-on-Investment

Comparison of Costs & Revenues that Generally Impact Federal, State & Local Government Budgets (Water, Sewer, Roads, Transit & Safety)

- **Trend Development**: $659.8 M, Anticipated Cost-to-Serve ($ in millions)
- **Compact Centers**: $329.4 M, Anticipated Cost-to-Serve ($ in millions)
- **Rural Villages**: $346.1 M, Anticipated Revenue ($ in millions)
- **Major Corridors**: $319.7 M, Anticipated Revenue ($ in millions)
- **Total Revenue**: $320.4 M
The Impacts: Return-on-Investment

Local Government Budgets

Local Costs & Revenues Projected in 2040
(in millions of dollars)

- Trend: $496.9
- Compact Centers: $224.8
- Rural Villages: $215.8
- General Fund Revenues (in 2040): $229.1
- Major Corridors: $244.1
- General Fund Revenues (in 2040): $233.7
- Major Corridors: $245.6
- General Fund Revenues (in 2040): $228.8
Our pattern of growth is the result of many factors.
Growth Choices & Opportunities

Woodruff Road: What Worked & What Didn’t

Economic Value of Open Space & Local Water Resources

Working Farms & Local Food Systems

Access to Education & the True Cost of School Siting

Development Patterns: Who Chooses?

Intersection of Land Use, Communities & Social Equity

Transit in Urban & Suburban Landscapes

Home Preferences for a Changing Demographic
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www.ShapingOurFutureUpstateSC.org

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